

# EYSINS



Magnificent 4.5-room penthouse in the heart  
of the village

**CHF 1'420'000.-**

Price of parking place(s) in addition



4.5



3



~116.2 m<sup>2</sup>

n° ref. **046468**



**Switzerland | Sotheby's International Realty**  
Rue de Rive 26, 1260 Nyon

**Silvia Mueller**  
+41 79 962 98 40  
silvia.mueller@swsir.ch

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

Nested in the heart of the charming village of Eysins, just a few minutes from Nyon and the freeway entrance, this magnificent penthouse apartment enjoys a privileged location. Ideal for a family, it features a superb terrace offering pleasant outdoor living space, as well as immediate proximity to the school.

The village of Eysins offers all amenities within easy reach: crèche, elementary school (1-6P), playgrounds, tea room, florist, restaurant, bakery, beauticians, English school, hairdresser, dry cleaner, trust company and other local shops, contributing to a particularly appreciated quality of life.

The materials chosen and the finishes, of remarkable quality, give the property undeniable elegance and comfort.

A direct elevator access completes the features of this

exceptional property.

The apartment opens onto an entrance hall with built-in wardrobes. The light-filled living room and dining room provide access to the terrace, creating a convivial living space. The open kitchen, fully equipped and furnished in an American bar style, harmoniously completes this space.

The night area comprises a bedroom with en-suite shower room, two further bedrooms with built-in wardrobes, and a bathroom. A washing machine and dryer complete the comfort of this property.

Two indoor parking spaces as well as a large cellar complete the amenities of this apartment and offer additional comfort on a daily basis.

A shared playground with ping-pong table offers a

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friendly and fun space for young and old.

**SURFACES**

Living area	~ 116.2 m <sup>2</sup>
Weighted Surface	~ 123.7 m <sup>2</sup>
Balcony Surface	~ 15 m <sup>2</sup>
Cellar surface	~ 9 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	2nd floor
Costs	CHF 662.-/month

**ANNEXES**

- Two indoor parking spaces
- A large cellar

**DISTANCES**

Public transports	74 m
Stores	1478 m
Restaurants	133 m

**DISTRIBUTION**

- Entrance hall with wardrobes
- Living and dining room with terrace access
- Fully equipped open kitchen American bar style
- Bedroom with en-suite shower room
- Two bedrooms with wardrobes
- Bathroom (washing machine)



## REMARKS

Take advantage of an attractive mortgage takeover at a rate of 1.02%, valid until 2031 at Banque Cantonale Vaudoise (BCV) in Nyon. An opportunity not to be missed for stable, attractive financing over the long term.

**INFORMATION**

Number of floors above ground	2
Year of construction	2015
Number of flats	6
Basements	1
Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

**NEIGHBOURHOOD**

- Village
- Park
- Green
- Vineyard
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Hiking trails
- Bike trail
- Soccer pitch
- Near customs

**OUTSIDE CONVENIENCES**

- Terrace/s
- Greenery
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Cellar
- Bicycle storage
- Unfurnished
- Built-in closet
- Double glazing
- Triple glazing
- Bright/sunny
- Penthouse

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Fridge
- Freezer
- Wine cooler
- Dishwasher

**FINANCIAL DATA**

<b>Price</b>	CHF 1'420'000.-
<b>Price park. int. ②</b>	CHF 70'000.-
<b>Total price</b>	<b>CHF 1'490'000.-</b>
<b>Availability</b>	Summer 2026

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- Washing machine
- Bath
- Shower
- Electric blind
- Interphone
- Electric garage door

## **FLOOR**

- Tiles
- Parquet floor

## **CONDITION**

- Very good

## **ORIENTATION**

- South
- East

## **EXPOSURE**

- Favourable
- Morning

## **VIEW**

- Clear
- Park
- Alps
- Jura

## **STYLE**

- Modern













